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7 **IN THE UNITED STATES DISTRICT COURT**
8 **FOR THE WESTERN DISTRICT OF WASHINGTON AT SEATTLE**

9 BRIAN H. SANTOS,)

10 Plaintiff,)

11 vs.)

12 U.S. BANK NATIONAL ASSOCIATION;)
13 SAFEGUARD PROPERTIES, LLC; AND)
14 QUEST PRESERVATION)

15 Defendants.)

Case No. 2:16-CV-00434-RSM

**STIPULATION AND ORDER OF
WITHDRAWAL AND
SUBSTITUTION OF COUNSEL**

16
17 **TO: THE CLERK OF THE UNITED STATES DISTRICT COURT FOR THE**
18 **WESTERN DISTRICT OF WASHINGTON AT SEATTLE**

19 **AND TO: All parties and counsel of record**

20 **STIPULATION**

21 The parties, by and through their respective counsel, hereby stipulate to the Withdrawal
22 of Brian Janura and Shawn J. Larsen-Bright and the law firm of DORSEY & WHITNEY LLP as the
23 attorneys of record for Defendant U.S. Bank National Association (the "Bank") and to the
24 substitution of Aaron A. Wagner and the law firm of LOCKE LORD LLP as the attorneys of record
25 for the Bank.

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27 STIPULATION AND ORDER OF WITHDRAWAL AND SUBSTITUTION OF COUNSEL
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Aaron A. Wagner
Locke Lord LP
Terminus 200, Suite 1200
3333 Piedmont Road
Atlanta, Georgia 30305
T: (503) 222-4424
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1 WHEREAS, the above-referenced cause of action was removed from the Superior Court
2 of the State of Washington, King County Case No. 16-2-04348-8, and whereas the Bank has
3 chosen Aaron A. Wagner and the law firm of LOCKE LORD LLP as substitute counsel. From this
4 date forward, please send all pleadings, notices, calendars and other communications regarding
5 this case for the Bank to the undersigned attorney at the address below and through electronic
6 service.

7 Service Address:

8 Aaron A. Wagner, Esq.
9 LOCKE LORD LLP
10 Terminus 200, Suite 1200
11 3333 Piedmont Road
Atlanta, Georgia 30305
Email: aaron.wagner@lockelord.com

12 WHEREAS, Plaintiff Brian H. Santos represented by Christi C. Goeller of LUCE KENNEY
13 AND ASSOCIATES, stipulates to the withdrawal of Brian Janura and Shawn J. Larsen-Bright as
14 counsel of record for the Bank.

15 WHEREAS, Defendant Safeguard Properties, LLC and Quest Preservation represented
16 by Kenneth E Hepworth, Esq. of LAW OFFICE OF ANDREA HOLBURN BERNARDING, stipulates to
17 the withdrawal of Brian Janura and Shawn J. Larsen-Bright as counsel of record for the Bank.
18

19 PER LR 83.2, the undersigned counsel certifies that a copy of this STIPULATION AND
20 ORDER OF WITHDRAWAL AND SUBSTITUTION OF COUNSEL was sent to the Bank and
21 has been approved accordingly.

22 PER LR 83.2, the undersigned counsel stipulate to the Withdrawal of Brian Janura and
23 Shawn J. Larsen-Bright from this matter and the entry of Aaron A. Wagner and the law firm of
24 LOCKE LORD LLP as counsel for the Bank in this matter.
25

26 DATED this ____ day of August, 2017.

27 STIPULATION AND ORDER OF WITHDRAWAL AND SUBSTITUTION OF COUNSEL
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Attorney for Plaintiff, Brian H. Santos

Brian Janura, Esq., WSBA #50213
Shawn J. Larsen-Bright, Esq., WSBA #37066
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*Withdrawing Attorneys for Defendant U.S. Bank
National Association*

Kenneth E Hepworth, Esq., WSBA # 21374
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*Attorney for Defendants Safeguard
Properties, LLC and Quest Preservation*

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Email: aaron.wagner@lockelord.com
*Substitute Attorney for Defendant U.S. Bank National
Association*

1 **ORDER OF WITHDRAWAL AND SUBSTITUTION OF COUNSEL**

2 Based upon the above Stipulation, it is hereby ORDERED, ADJUDGED, and DECREED
3 that Brian Janura and Shawn J. Larsen-Bright of DORSEY & WHITNEY are hereby withdrawn as
4 counsel for Defendant U.S. Bank National Association in this matter.

5 It is also hereby ORDERED, ADJUDGED, and DECREED that Aaron A. Wagner of
6 LOCKE LORD LLP is substituted as counsel for Defendant U.S. Bank National Association in this
7 matter.
8

9 DATED this 14 day of August 2017.

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12 RICARDO S. MARTINEZ
13 CHIEF UNITED STATES DISTRICT JUDGE

14 **Presented By:**

15 /s/ Aaron A. Wagner
16 Aaron A. Wagner, Esq., WSBA #51905
17 LOCKE LORD LLP
18 Terminus 200, Suite 1200
19 3333 Piedmont Road
20 Atlanta, Georgia 30305
21 Email: aaron.wagner@lockelord.com
22 *Substitute Attorney for Defendant*
23 *U.S. Bank National Association*

24 **Approved as to Form**
25 **Notice of Presentation Waived by:**

26 /s/ Josias Flynn (w/ expressed permission)
27 Josias E. Flynn, Esq., WSBA #44130
28 LUCE & ASSOCIATES, P.S.
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Attorney for Plaintiff, Brian H. Santos

1 /s/ Kenneth E. Hepworth (w/ expressed permission)
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3 1730 Minor Avenue, Suite 1130
Seattle, WA 98101
4 Email: hepwok1@nationwide.com
5 *Attorney for Defendants Safeguard Properties, LLC
and Quest Preservation*

6
7 /s/ Shawn J. Larsen-Bright (w/ expressed permission)
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8 Shawn J. Larsen-Bright, Esq., WSBA #37066
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12 *Withdrawing Attorneys for Defendant U.S. Bank National Association*